



Represented By:  Transwestern

Medical Collaborative at Pima Center

FOR LEASE

8454 N 90th, Scottsdale, AZ

For Lease: ±11,619 SF

21,481 SF, Single-Story,
Class A Medical Office

Owned By:

 Cypress West

Premier Medical Office Opportunity

SUBLEASE HIGHLIGHTS AND TERMS

- Property Type: Medical Office
- Building Size: ±21,481 SF
- Available Space: ±11,619 SF
- Lease Rate: \$29.00 PSF NNN
- Cross Streets: N 90th St.
& E Del Camino Dr.



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LOCATION HIGHLIGHTS

- Immediate access to Loop 101 via two diamond interchanges
- Superior ingress and egress to surrounding surface streets
- Close proximity to approximately 60,000 SF of restaurants, retail, and service amenities
- Convenient access to Paradise Valley and North Scottsdale executive housing
- Located at the intersection of N 90th Street and E Del Camino

PROPERTY HIGHLIGHTS

- Permit-ready conceptual plans available
- Flexible floor plan featuring a mix of private offices and open workspace
- Three (3) exterior-loaded entries (no lobby or elevator required)
- Heavy power infrastructure
- Backup natural gas generator and redundant fiber optic telecommunications
- 10'–12' ceiling heights
- Building signage available
- Tenant improvement allowance available



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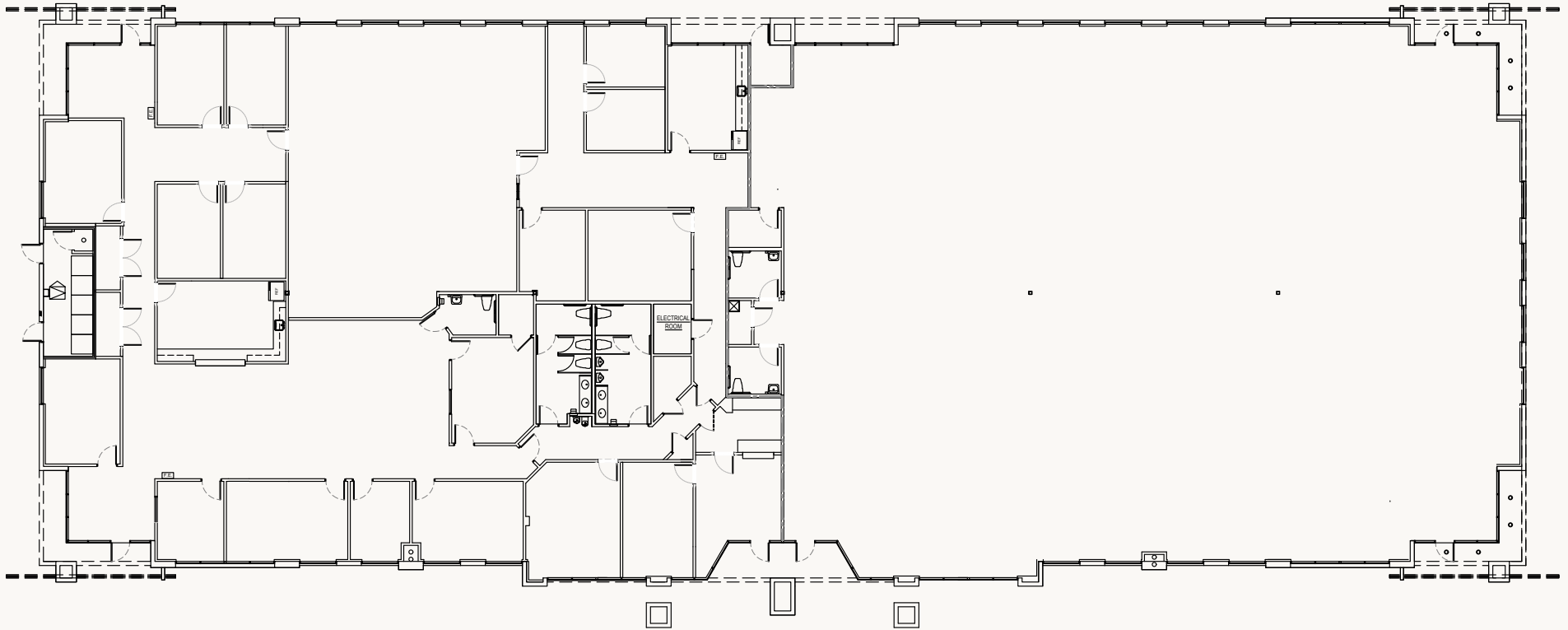
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SPACE AVAILABILITIES

Building Floorplan

±21,481 SF



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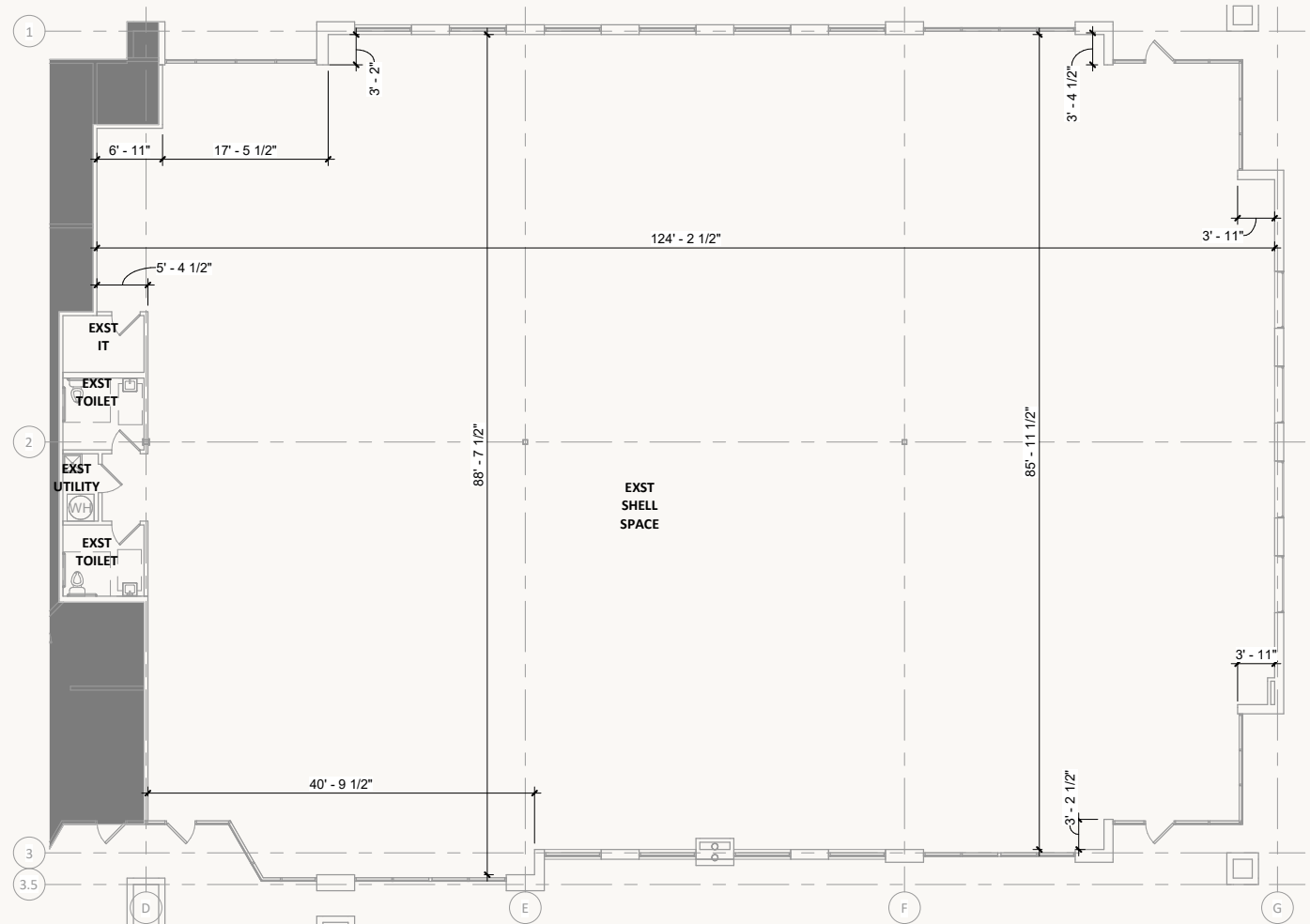
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SPACE AVAILABILITIES

Suite 120

±11,619 SF



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Local Amenities



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